

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JANUARY 10, 2006** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:05 AM. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Julie Linney, Fire Department

Anthony Ghiossi, Senior Building Inspector

Fletcher Parsons, Associate Engineer

Rachel Peled, Assistant Planner

PUBLIC HEARING

ITEM 1: 577 More Avenue

Architecture and Site Application S-05-114

Requesting approval to demolish a single family residence and to construct a new residence on property zoned R-1:20. APN 407-10-009.

PROPERTY OWNER/APPLICANT: Reza Norouzi

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
Anne Seip, Mark Orr, Ronnie and Michael Foley and Janine Heinz, neighbors, all expressed concern over the design of the 8' high privacy fence. The Foley's provided a picture of the fence design they liked which the other neighbors and applicant accepted. *Seip* expressed concern on the stability of the existing Deodar Cedars and requested that construction traffic and staging be minimized along the northern property line. The proposed conditions already include this requirement.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - a) The application is Categorically Exempt from CEQA, Section 15303.
 - b) The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
 - c) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 1. The Town's housing stock will be maintained in that the house will be replaced.
 2. The structure has no historic significance.
 3. The property owner has no desire to maintain the structure.
 4. The economic utility of the structure is in fair condition.

7. *Peled* seconded, motion passed unanimously.
8. Appeal rights were cited.

ADJOURNMENT

Meeting adjourned at 9:25 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner

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